

**CITY OF CATHEDRAL CITY
AND
REDEVELOPMENT AGENCY
OF THE
CITY OF CATHEDRAL CITY
AGENDA REPORT**

SUBJECT: Receiving and directing provision of Redevelopment Plan Amendments for Project Area No. 3 to taxing agencies and affected persons and organizations, receiving the Report to the Legislative Body and calling for and consenting to a joint public hearing on February 23, 2005, between the City Council and Redevelopment Agency Board to consider 2005 Amendment to the Amended Redevelopment Enabling Plan for Project Area No. 3, which will provide for the Agency's use of eminent domain within a specified area within Project Area No. 3.

DEPARTMENT: Redevelopment

MEETING DATE: January 12, 2005

DEADLINE FOR ACTION: N/A

CONTACT PERSON: Keith Scott

APPROVED: _____

Redevelopment

Executive Director

Finance

RECOMMENDATIONS:

Approve the attached resolutions:

- 1) A resolution of the City Council of the City of Cathedral City recommending to the Redevelopment Agency of the City of Cathedral City approval of the proposed 2005 Amendment to the Amended Redevelopment Enabling Plan for the Cathedral City Redevelopment Project Area No. 3 (Amendment No. 6), approving the form of documents in connection therewith and authorizing and consenting to a public hearing; and
- 2) Resolution of the Redevelopment Agency of the City of Cathedral City receiving the proposed 2005 Amendment to the Amended Redevelopment Enabling Plan for the Cathedral City Redevelopment Project Area No. 3 (Amendment No. 6) and finding that the formation of a project area committee is not required in connection with the plan amendment
- 3) A resolution of the Redevelopment Agency of the City of Cathedral City consenting to a public hearing on the proposed 2005 Amendment to the Amended Redevelopment Enabling Plan for the

Cathedral City Redevelopment Project Area No. 3 (Amendment No. 6); and

- 4) A resolution of the Redevelopment Agency of the City of Cathedral City receiving the proposed Report to the Legislative Body for the 2005 Amendment to the Amended Redevelopment Enabling Plan for the Cathedral City Redevelopment Project Area No. 3 (Amendment No. 6)**

BACKGROUND:

The City Council adopted the Redevelopment Plan for Project Area No. 3 (the "Plan") on November 30, 1984, and has amended it five times since then. The Plan included a provision that allowed the Agency to use eminent domain for property acquisition, should it be necessary. That provision expired in 1996.

The area of land north of Ramon Road, immediately west of the Whitewater River and southeast of the Dream Homes Tract (Tract # 14288 and the Palm Springs Country Club Estates)(see Attachment 1) is one of the last large areas of vacant land within the City and south of the freeway. Development of the area is significantly hampered due to the fact that a portion of the land has been subdivided and sold without any public infrastructure within its boundaries. There are 102 parcels within the proposed 2005 Amendment area, with 61 different owners. Without the ability to assemble all of the parcels, development would be very difficult due to the required infrastructure to support development.

ANALYSIS:

Redevelopment Plan Amendments

The 2005 Amendment and the process for the Amendment are much simpler than that required for the 2003 amendments, which removed land from Project Area No. 3 and added that land to Project Area No. 1 in addition to extending the life of eminent domain within Project Area No. 1.

The proposed 2005 Amendment would facilitate the addition of the use of eminent domain within only a small area within Project Area No. 3, as depicted in the attached map. None of the land under consideration is residential and most of it is vacant and undeveloped.

With adoption of the attached resolutions, a public information meeting will be called and a joint public hearing for final consideration of the proposed Plan amendments will be scheduled for the City Council and Redevelopment Agency Board. Prior to the Joint Public hearing, which is currently scheduled for February 23, 2005, Agency staff will notify property owners, residents and businesses with Project Area No. 3 of the proposed 2005 Amendment and finalize the Report to the Legislative Body.

ALTERNATIVES:

1. Select different boundaries for reestablishing eminent domain and proceed with a Plan amendment that reflects those changed boundaries.

2. Take no action, which will continue to preclude the Agency from assembling land for development at the recommended location due to the lack of the ability to use eminent domain..

FISCAL IMPACT:

None with this action.

ATTACHMENTS:

Proposed 2005 Amendment Area Map
Proposed Resolutions (with Attachments)